

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

- Single Family Closed Sales decreased 23.2 percent to 76.
- Townhouse-Condo Closed Sales increased 60.0 percent to 24.
- There were no Adult Communities Closed Sales during the current period.
- Single Family Median Sales Price was up 1.2 percent to \$425,009.
- Townhouse-Condo Median Sales Price was up 8.9 percent to \$293,950.
- There was no Adult Communities Median Sales Price for the current period.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Monthly Snapshot

- 13.8% **- 11.3%** **- 1.0%**

One-Year Change in Closed Sales All Properties	One-Year Change in Homes for Sale All Properties	One-Year Change in Median Sales Price All Properties
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For residential real estate activity in Sussex County. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics for **Single Family Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		138	122	- 11.6%	277	236	- 14.8%
Pending Sales		92	105	+ 14.1%	199	206	+ 3.5%
Closed Sales		99	76	- 23.2%	208	185	- 11.1%
Median Sales Price		\$420,000	\$425,009	+ 1.2%	\$425,000	\$435,000	+ 2.4%
Avg. Sales Price		\$437,280	\$481,009	+ 10.0%	\$466,113	\$481,314	+ 3.3%
Pct. of List Price Received		102.0%	101.4%	- 0.6%	103.1%	101.4%	- 1.6%
Days on Market		52	46	- 11.5%	46	51	+ 10.9%
Affordability Index		119	126	+ 5.9%	117	123	+ 5.1%
Homes for Sale		288	242	- 16.0%	--	--	--
Months Supply		2.2	1.7	- 22.7%	--	--	--

Townhouse-Condo Market Overview

Key metrics for **Townhouses and Condominiums Only** for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		31	34	+ 9.7%	69	85	+ 23.2%
Pending Sales		20	30	+ 50.0%	41	65	+ 58.5%
Closed Sales		15	24	+ 60.0%	48	62	+ 29.2%
Median Sales Price		\$270,000	\$293,950	+ 8.9%	\$267,450	\$271,450	+ 1.5%
Avg. Sales Price		\$306,800	\$294,121	- 4.1%	\$293,944	\$282,763	- 3.8%
Pct. of List Price Received		98.3%	98.4%	+ 0.1%	98.9%	98.4%	- 0.5%
Days on Market		45	53	+ 17.8%	51	51	0.0%
Affordability Index		185	181	- 2.2%	186	197	+ 5.9%
Homes for Sale		82	84	+ 2.4%	--	--	--
Months Supply		2.7	2.6	- 3.7%	--	--	--

Adult Community Market Overview

Key metrics for properties in **Adult Communities Only** for the report month and for year-to-date (YTD) starting from the first of the year.



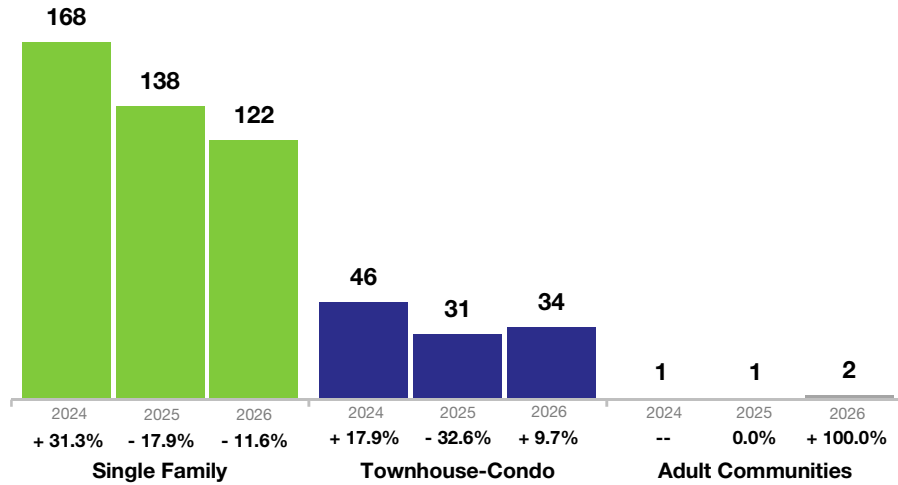
Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1	2	+ 100.0%	1	4	+ 300.0%
Pending Sales		0	0	--	2	1	- 50.0%
Closed Sales		2	0	- 100.0%	2	1	+ 100.0%
Median Sales Price		\$438,250	\$0	- 100.0%	\$438,250	\$450,000	- 2.6%
Avg. Sales Price		\$438,250	\$0	- 100.0%	\$438,250	\$450,000	- 2.6%
Pct. of List Price Received		98.9%	0.0%	- 100.0%	98.9%	96.4%	+ 2.6%
Days on Market		57	0	- 100.0%	57	71	- 19.7%
Affordability Index		114	0	- 100.0%	114	119	- 4.2%
Homes for Sale		1	3	+ 200.0%	--	--	--
Months Supply		0.7	2.6	+ 271.4%	--	--	--

New Listings

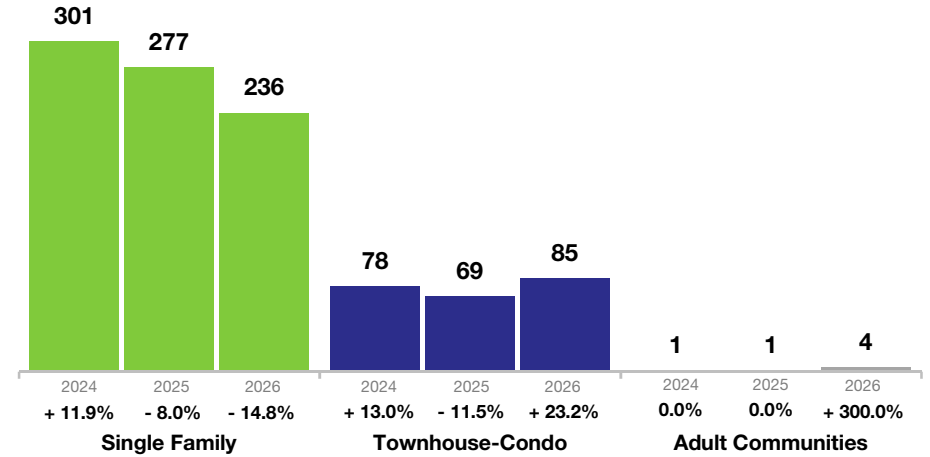
A count of the properties that have been newly listed on the market in a given month.



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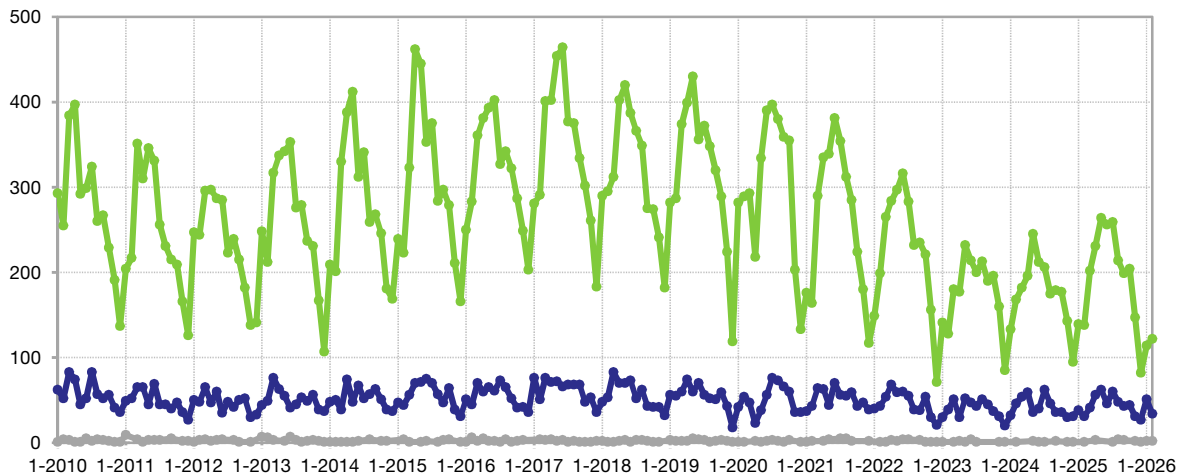


Year to Date



Historical New Listings by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

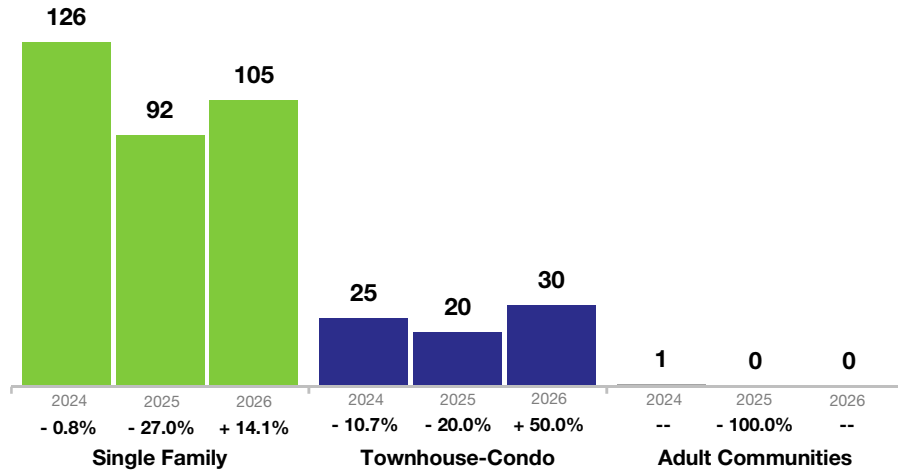
	Single Family	Townhouse-Condo	Adult Communities
March 2025	202	41	0
April 2025	231	56	3
May 2025	264	62	0
June 2025	256	46	0
July 2025	259	60	1
August 2025	214	48	4
September 2025	199	43	3
October 2025	204	44	0
November 2025	147	31	2
December 2025	82	27	1
January 2026	114	51	2
February 2026	122	34	2
12-Month Avg.	191	45	2

Pending Sales

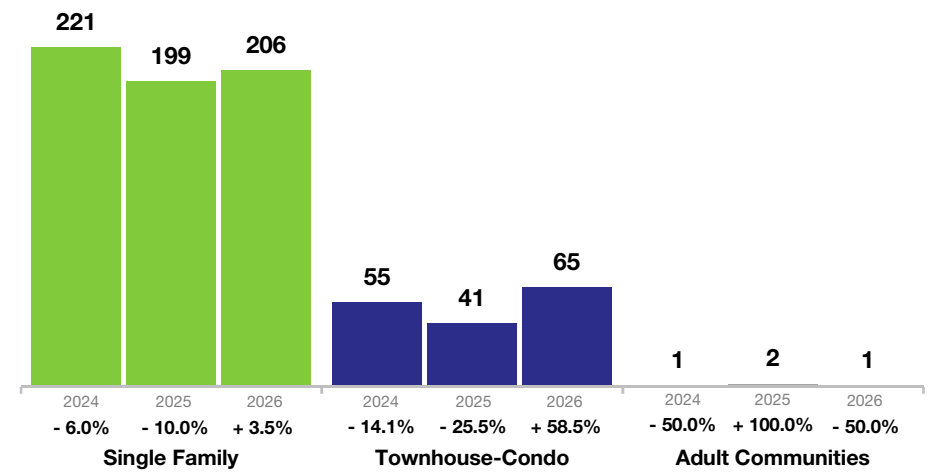
A count of the properties on which offers have been accepted in a given month.



February

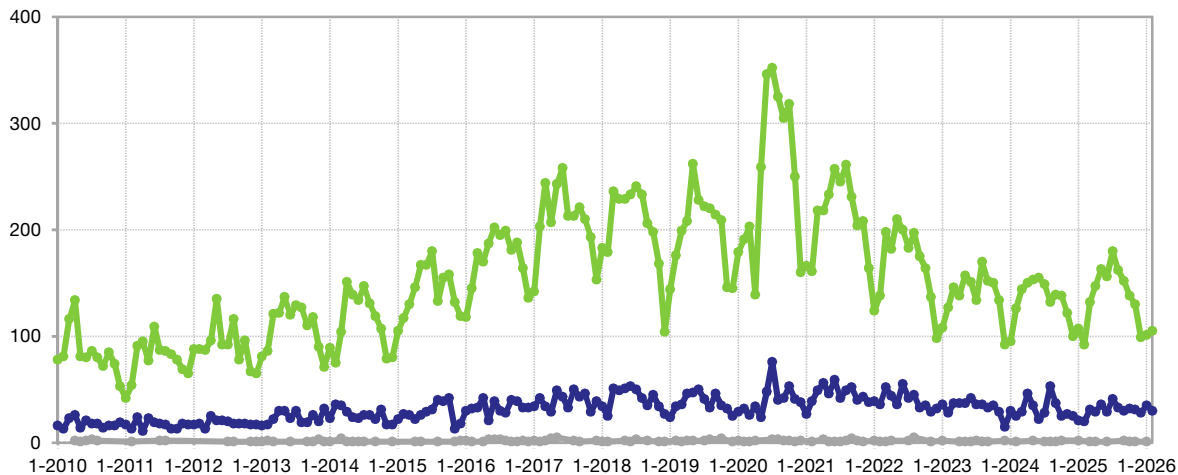


Year to Date



Historical Pending Sales by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

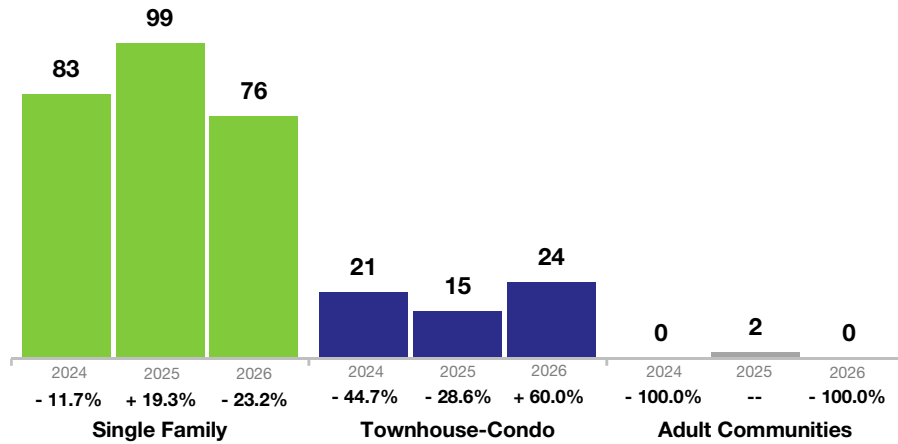
	Single Family	Townhouse-Condo	Adult Communities
March 2025	132	31	1
April 2025	147	29	1
May 2025	163	36	0
June 2025	156	29	1
July 2025	180	41	0
August 2025	162	33	0
September 2025	152	30	2
October 2025	138	32	1
November 2025	130	31	1
December 2025	99	28	0
January 2026	101	35	1
February 2026	105	30	0
12-Month Avg.	139	32	1

Closed Sales

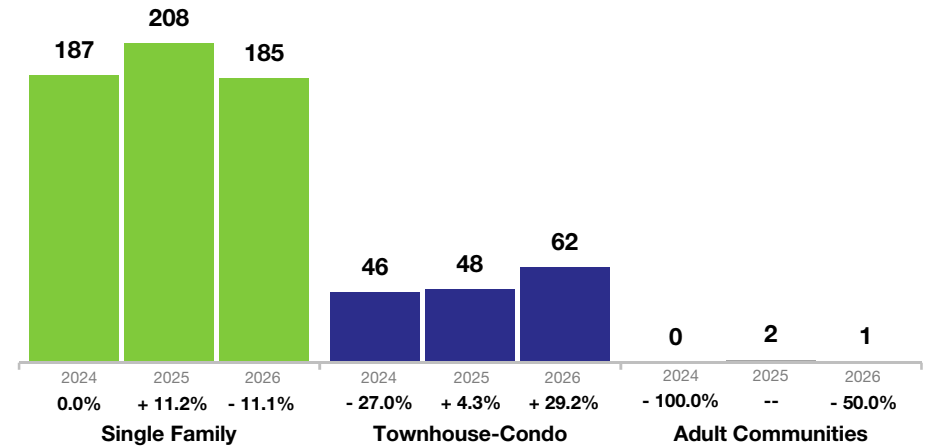
A count of the actual sales that closed in a given month.



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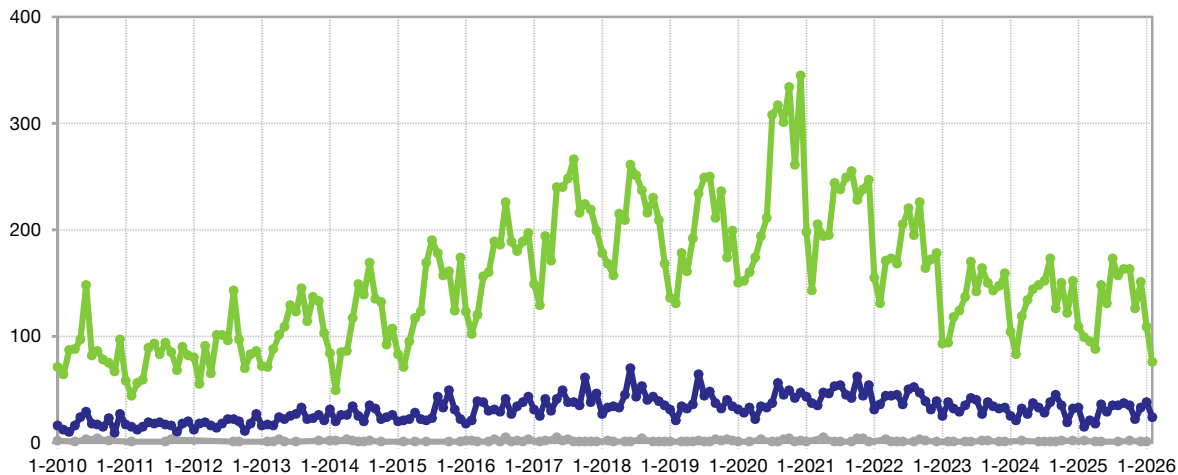


Year to Date



Historical Closed Sales by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

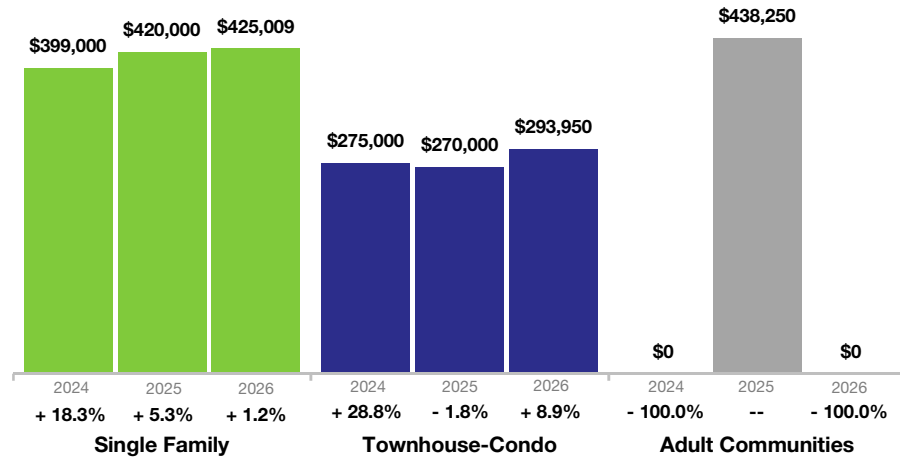
	Single Family	Townhouse-Condo	Adult Communities
March 2025	95	21	0
April 2025	88	18	1
May 2025	148	36	1
June 2025	131	29	0
July 2025	173	35	0
August 2025	157	35	1
September 2025	163	37	0
October 2025	163	35	2
November 2025	126	22	0
December 2025	151	33	1
January 2026	109	38	1
February 2026	76	24	0
12-Month Avg.	132	30	1

Median Sales Price

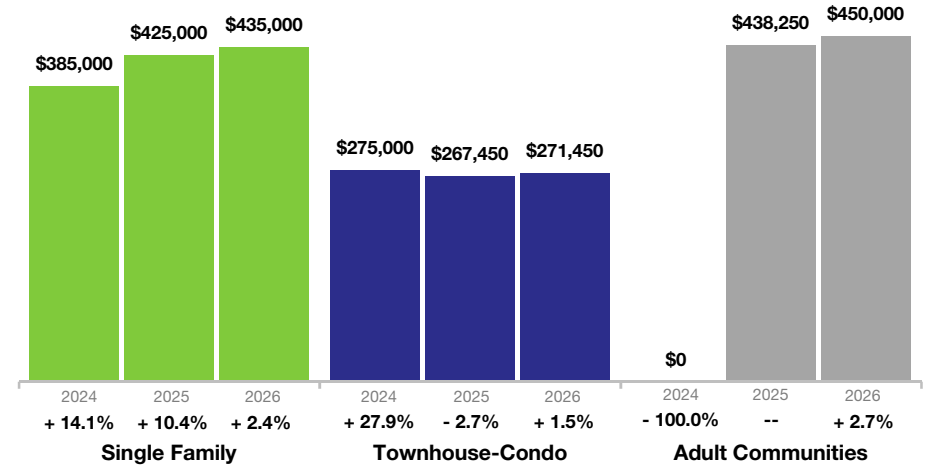
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



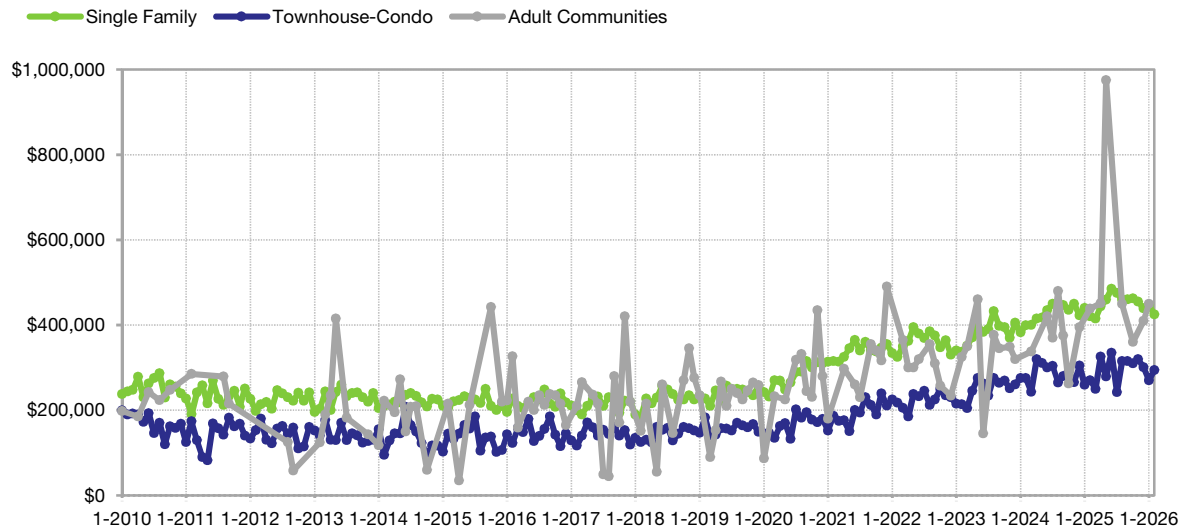
February



Year to Date



Historical Median Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	\$415,000	\$249,900	\$0
April 2025	\$444,000	\$326,000	\$451,000
May 2025	\$459,625	\$279,000	\$975,000
June 2025	\$485,000	\$335,000	\$0
July 2025	\$475,000	\$242,500	\$0
August 2025	\$460,000	\$315,000	\$450,000
September 2025	\$460,000	\$315,000	\$0
October 2025	\$462,500	\$310,000	\$360,000
November 2025	\$455,000	\$320,000	\$0
December 2025	\$439,000	\$301,000	\$410,000
January 2026	\$447,770	\$270,000	\$450,000
February 2026	\$425,009	\$293,950	\$0
12-Month Med.*	\$455,000	\$300,000	\$450,000

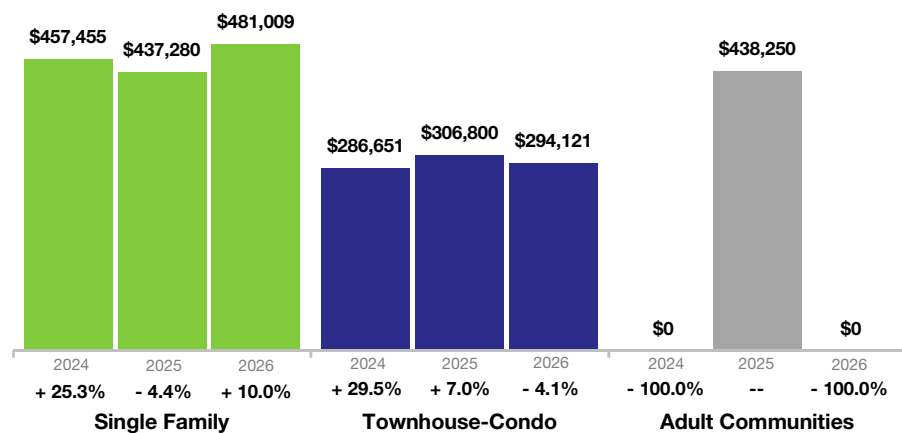
* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Average Sales Price

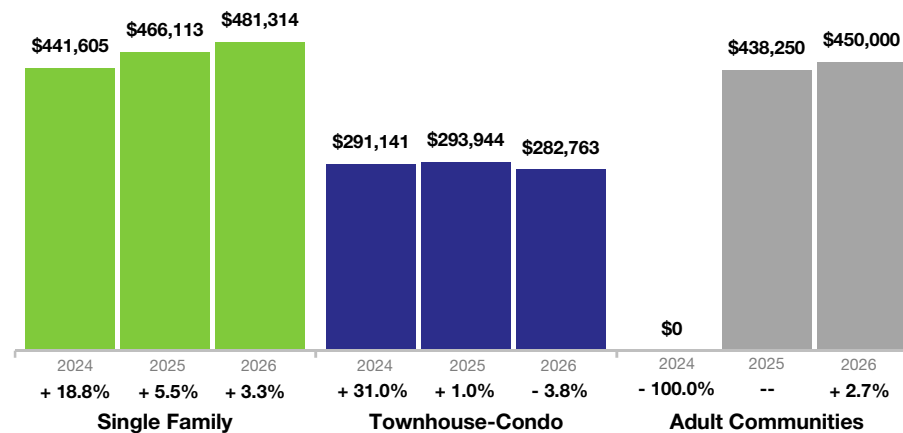
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



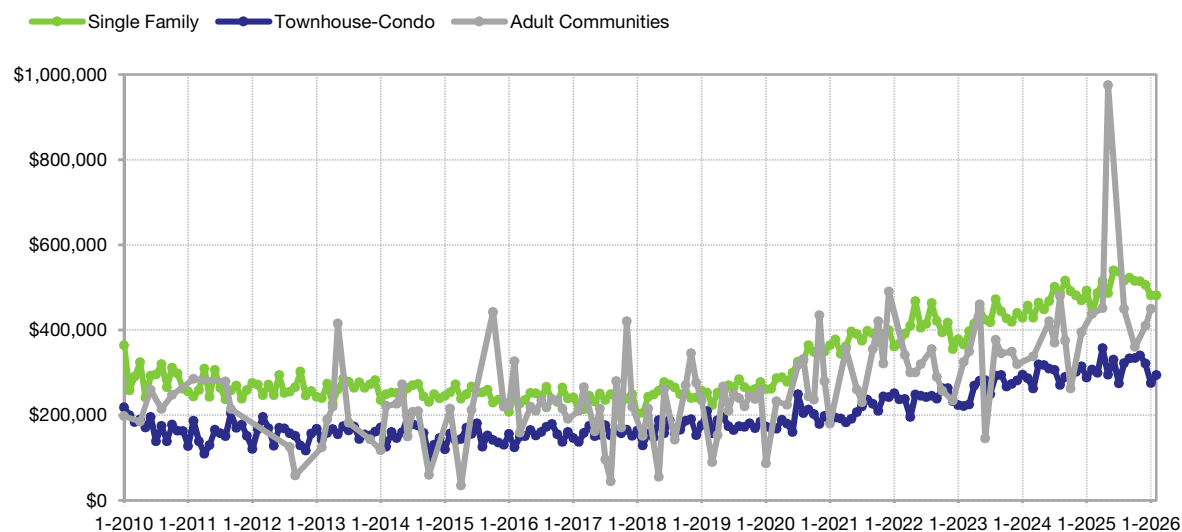
February



Year to Date



Historical Average Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	\$486,666	\$299,050	\$0
April 2025	\$515,155	\$357,069	\$451,000
May 2025	\$486,203	\$294,623	\$975,000
June 2025	\$539,565	\$329,966	\$0
July 2025	\$536,484	\$274,400	\$0
August 2025	\$515,855	\$322,145	\$450,000
September 2025	\$522,752	\$333,277	\$0
October 2025	\$515,273	\$333,700	\$360,000
November 2025	\$514,380	\$340,114	\$0
December 2025	\$506,175	\$321,361	\$410,000
January 2026	\$481,526	\$275,589	\$450,000
February 2026	\$481,009	\$294,121	\$0
12-Month Avg.*	\$511,088	\$312,373	\$493,714

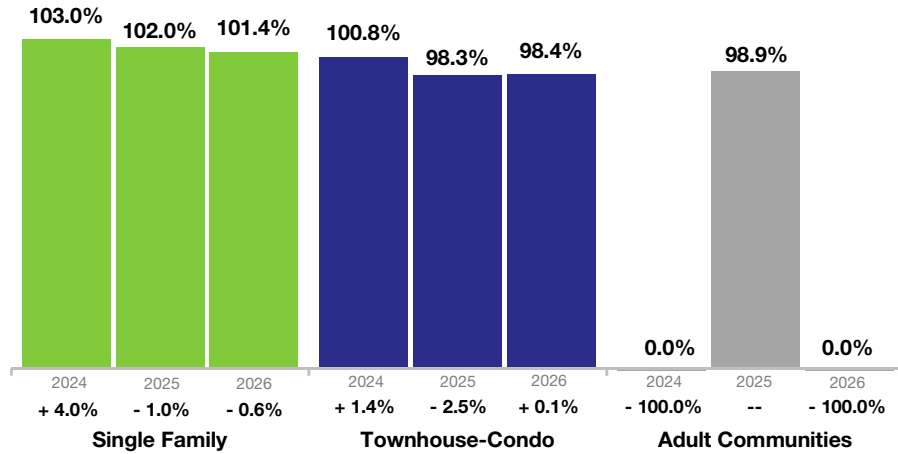
* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Percent of List Price Received

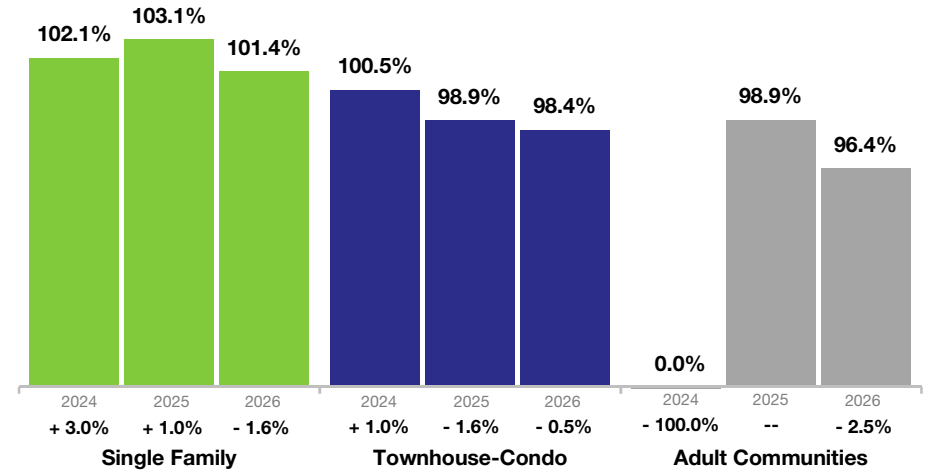
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



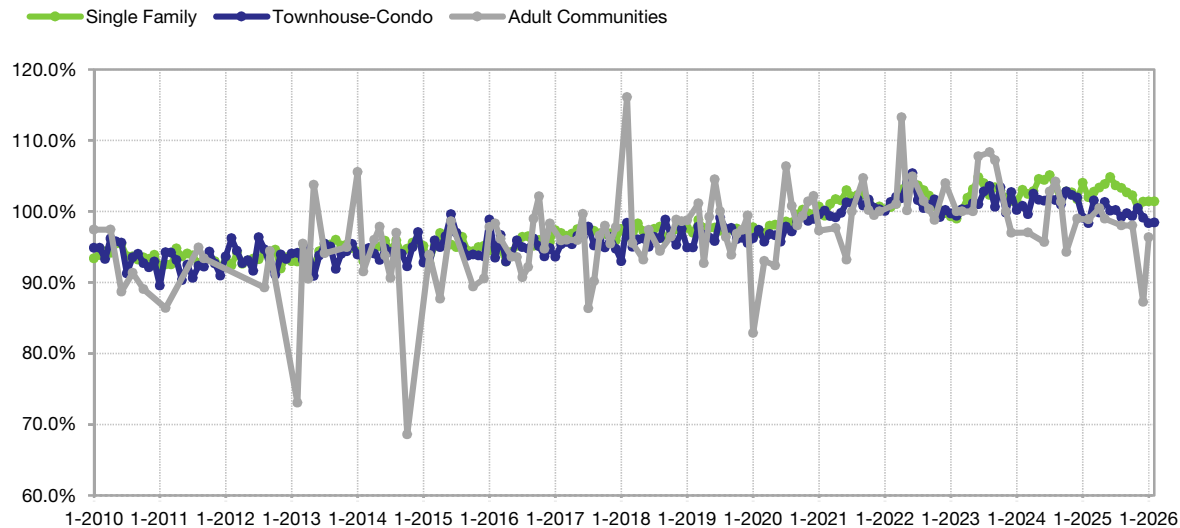
February



Year to Date



Historical Percent of List Price Received by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	102.8%	101.5%	0.0%
April 2025	103.3%	99.8%	100.4%
May 2025	103.9%	101.3%	99.0%
June 2025	104.8%	100.1%	0.0%
July 2025	103.7%	100.2%	0.0%
August 2025	103.3%	99.2%	98.0%
September 2025	102.7%	99.7%	0.0%
October 2025	102.3%	99.3%	98.0%
November 2025	100.3%	100.5%	0.0%
December 2025	101.4%	99.1%	87.3%
January 2026	101.4%	98.3%	96.4%
February 2026	101.4%	98.4%	0.0%
12-Month Avg.*	102.7%	99.7%	96.7%

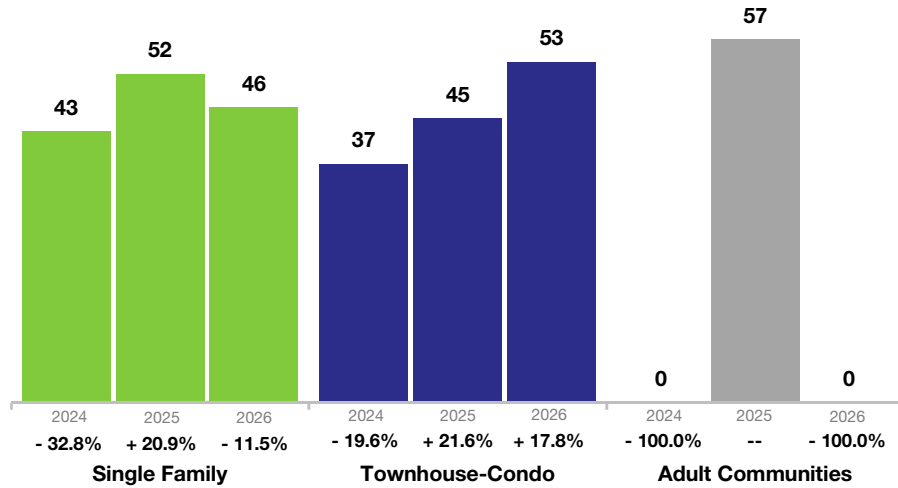
* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Days on Market Until Sale

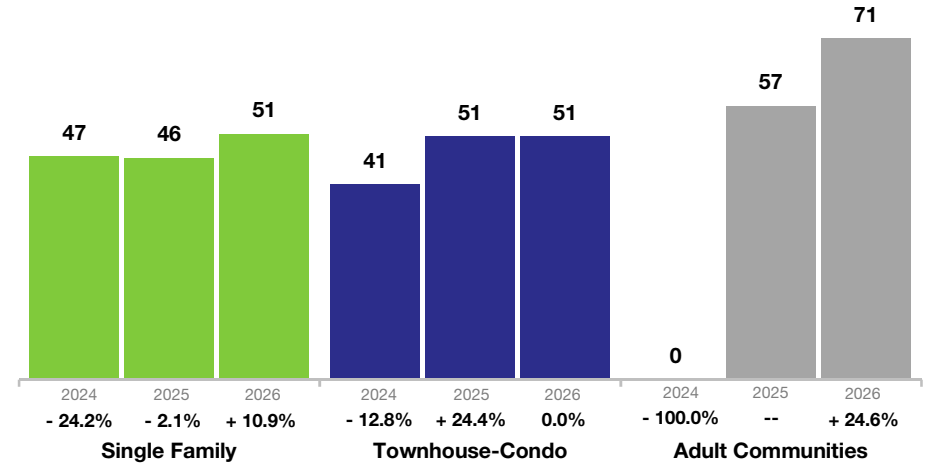
Average number of days between when a property is listed and when an offer is accepted in a given month.



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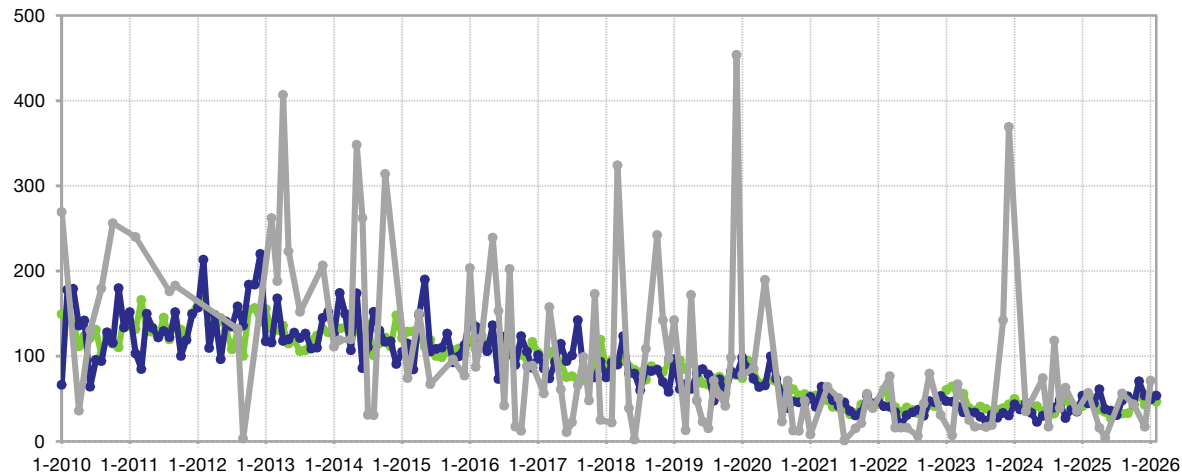


Year to Date



Historical Days on Market Until Sale by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	50	45	0
April 2025	37	61	16
May 2025	34	38	4
June 2025	27	36	0
July 2025	33	31	0
August 2025	33	48	56
September 2025	33	53	0
October 2025	42	43	44
November 2025	56	70	0
December 2025	43	54	17
January 2026	55	49	71
February 2026	46	53	0
12-Month Avg.*	40	47	36

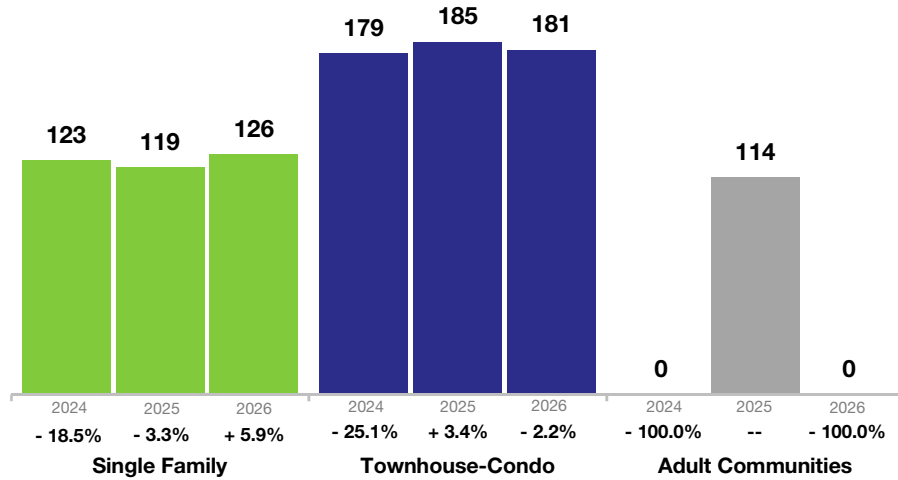
* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Housing Affordability Index

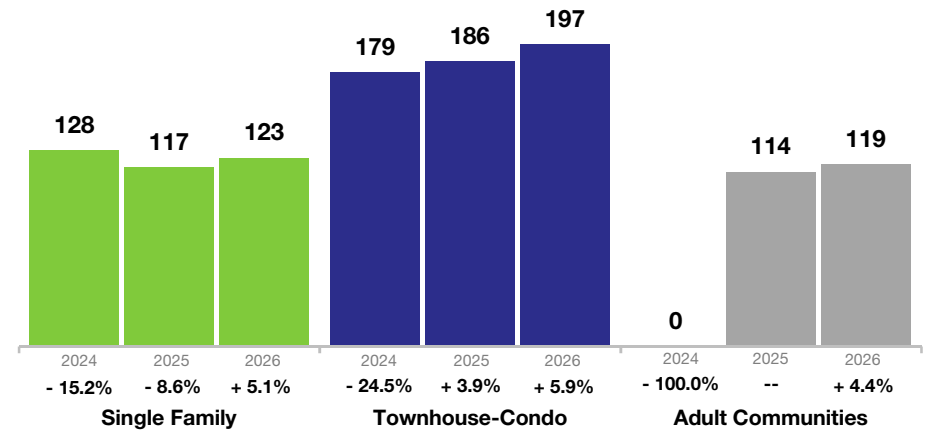
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



February

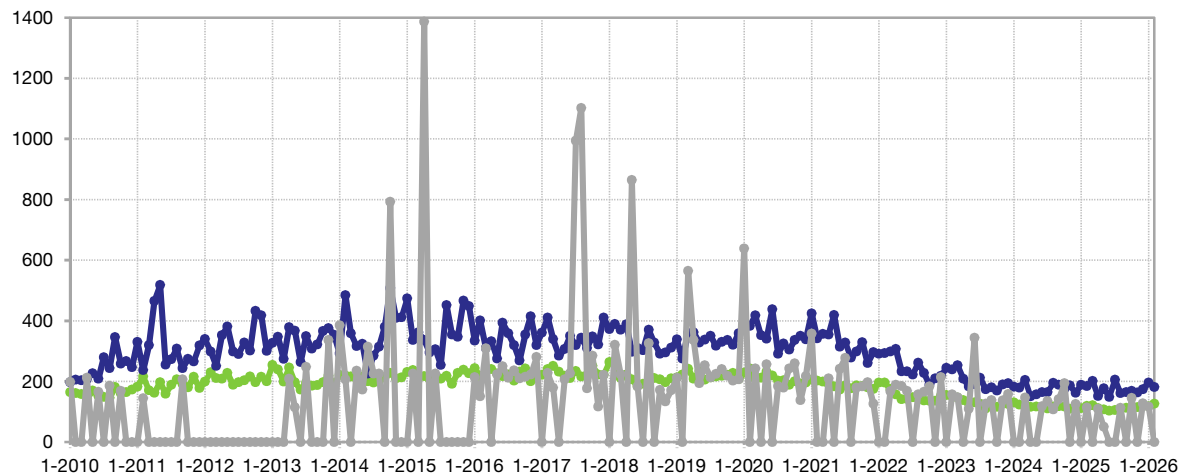


Year to Date



Historical Housing Affordability Index by Month

Single Family Townhouse-Condo Adult Communities



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family	Townhouse-Condo	Adult Communities
March 2025	121	201	0
April 2025	112	152	110
May 2025	107	177	51
June 2025	103	149	0
July 2025	105	206	0
August 2025	110	161	113
September 2025	113	165	0
October 2025	113	169	146
November 2025	115	163	0
December 2025	119	174	128
January 2026	118	196	117
February 2026	126	181	0
12-Month Avg.*	114	175	55

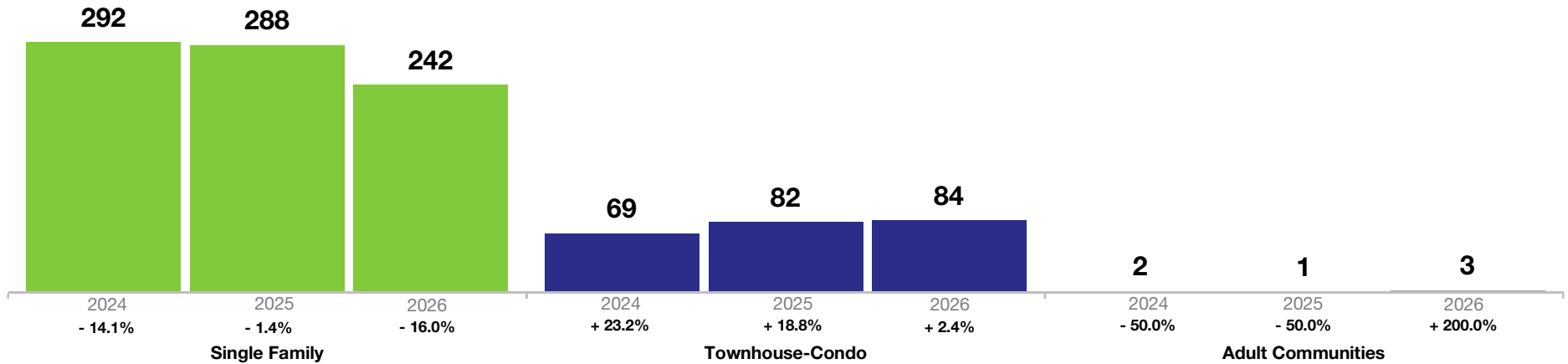
* Affordability Index for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Inventory of Homes for Sale

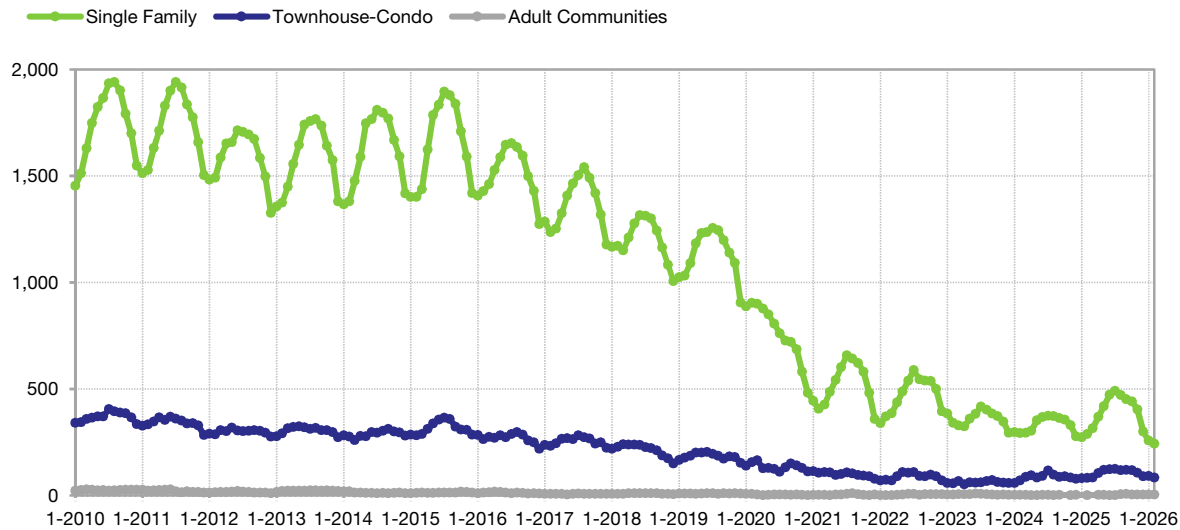
The number of properties available for sale in active status at the end of a given month.



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Historical Inventory of Homes for Sale by Month



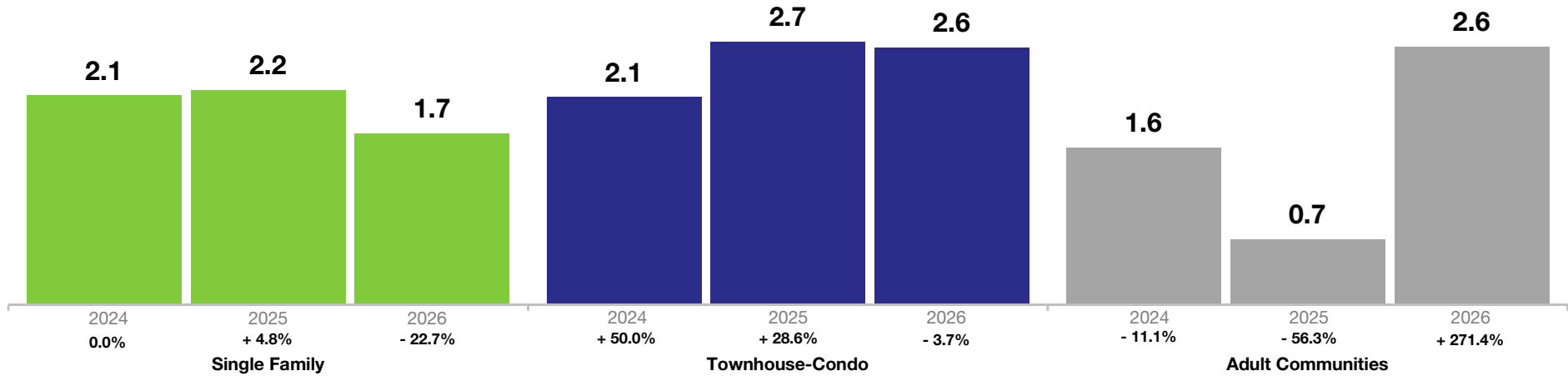
	Single Family	Townhouse-Condo	Adult Communities
March 2025	314	84	0
April 2025	369	104	2
May 2025	418	119	2
June 2025	472	122	1
July 2025	490	124	1
August 2025	471	118	5
September 2025	452	120	6
October 2025	441	118	4
November 2025	403	106	3
December 2025	300	89	3
January 2026	257	91	3
February 2026	242	84	3
12-Month Avg.	386	107	3

Months Supply of Inventory

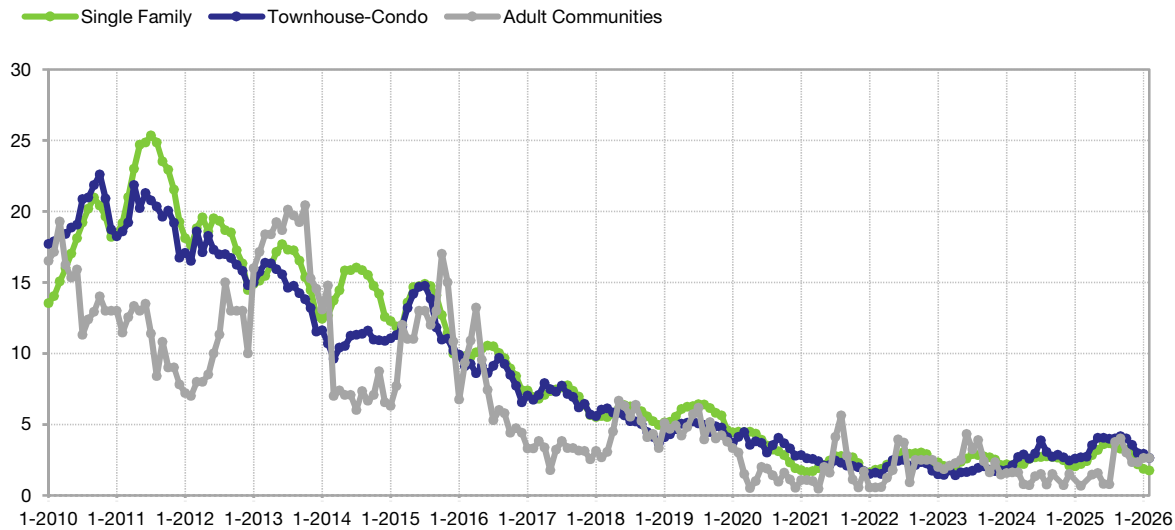
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



February



Historical Months Supply of Inventory by Month



	Single Family	Townhouse-Condo	Adult Communities
March 2025	2.4	2.7	0.0
April 2025	2.8	3.5	1.5
May 2025	3.2	4.0	1.6
June 2025	3.6	4.1	0.8
July 2025	3.7	4.0	0.8
August 2025	3.5	4.0	3.8
September 2025	3.3	4.1	4.0
October 2025	3.2	4.0	3.0
November 2025	2.9	3.6	2.3
December 2025	2.2	3.0	2.3
January 2026	1.9	2.9	2.6
February 2026	1.7	2.6	2.6
12-Month Avg.*	2.9	3.5	2.1

* Months Supply for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Total Market Overview

Key metrics for single-family properties, townhouses, condominiums and properties in adult communities combined, for the report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparklines	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		170	158	- 7.1%	347	325	- 6.3%
Pending Sales		112	135	+ 20.5%	242	272	+ 12.4%
Closed Sales		116	100	- 13.8%	258	248	- 3.9%
Median Sales Price		\$410,000	\$406,000	- 1.0%	\$415,413	\$399,500	- 3.8%
Avg. Sales Price		\$420,424	\$436,156	+ 3.7%	\$433,866	\$431,550	- 0.5%
Pct. of List Price Received		101.5%	100.7%	- 0.8%	102.3%	100.6%	- 1.7%
Days on Market		51	48	- 5.9%	47	51	+ 8.5%
Affordability Index		122	131	+ 7.4%	120	134	+ 11.7%
Homes for Sale		371	329	- 11.3%	--	--	--
Months Supply		2.3	1.9	- 17.4%	--	--	--